

Village of Channahon  
Planning & Zoning Commission Minutes

March 9, 2020  
6:00 p.m.

Channahon Municipal Center  
24555 S. Navajo Dr.  
Channahon, IL 60410  
(Board Room)

Agenda Items

**1. Call to Order**

**2. Pledge of Allegiance**

Karen Ciarlette led the Pledge of Allegiance.

**3. Roll Call**

Commissioners Pershey, Madding, Sullivan and Chairman Ciarlette present.  
Commissioners Gray, McCollom & Simon absent.

Others present – Mike Petrick, Director of Community Development, Karen James, Planner,  
Tom Durkin, Village Administrator, and Mary Jane Larson, Inspection Coordinator.

**4. Approval of Minutes** – February 10, 2020

Motion to approve the minutes of the February 10, 2020 Planning and Zoning Commission made  
by Commissioner Pershey. Seconded by Commissioner Sullivan. All Ayes, Motion Carried.

**5. Public Hearing** – *Text Amendment of the Village Zoning Regulations concerning the regulation  
of Adult-Use Recreational Cannabis Establishments and Cannabis Cafes, specifically to amend  
Sections 156.004 Definitions and 156.091 Uses in within I-1 Limited Manufacturing Districts, and  
create Section 156.032 Cannabis Cafes Prohibited.*

Motion to open the public hearing was made by Commissioner Sullivan. Seconded by  
Commissioner Pershey. All Ayes, Motion Carried.

James presented the staff report.

James was contacted by a resident on Friday and today regarding a transportation business. The transporter occupation falls in to an area where we didn't really talk about in this ordinance. We may need to clarify if it is ok as a home occupation. This is one of those areas that just came up right now and is it something that the Planning Commission wants to make sure if it's not an appropriate in-home business because the regulation aspect of it or the perception of it. We could add it to the definition section of the home occupation saying excluding adult use recreational cannabis establishments. The cannabis cafes in the new section can expand to state if it is not



expressly permitted in a district it is prohibited in all other districts and then excluded from home occupation as well.

Petrick stated for clarification the direction is to exclude home occupation of any type of cannabis operations including only office work.

Durkin wants to clarify this wouldn't apply to individual's use in the privacy of their own home.

Ciarlette swore in a resident and asked him to please come to the front. She asked him to state his name, address and to sign in.

Ignatius Panpinto spoke and stated he lives at 22713 W. Jonathon Drive, Channahon, IL. He has a couple of questions. Mr. Panpinto asked if there has been considered regarding requirements for security at these locations.

Ciarlette stated that the state has regulations as to what security is required at each facility.

James said it also depends on the use and their employee information. The dispensaries have to have two personnel on site at all times, how product is displayed and how the cash is handled. Growers and cultivators have to have security fencing and cameras and things but overall security is pretty extensive.

Mr. Panpinto questioned if it could be considered increasing the distance between residences and dispensaries to 500 feet instead of 250 feet.

After discussion the commissioners all agree to recommend the distance from dispensaries to a residential property be increased to 500 feet. Also to be included no cannabis related home occupations will be allowed.

Motion to close the public hearing was made by Commissioner Sullivan. Seconded by Commissioner Pershey. All Ayes, Motion Carried.

**6. Review and Recommendation** – Text Amendment of the Village Zoning Regulations 156.004, 156.091 and 156.032 Regarding Adult-Use Recreational Cannabis Establishments and Cannabis Cafes.

A motion was made by Commissioner Pershey to recommend to the Village Board the Text Amendment of the Village Zoning Regulations 156.004, 156.091 and 156.032 Regarding Adult-Use Recreational Cannabis Establishments and Cannabis Cafes with the increase to 500 feet from 250 feet distance from residential properties to a dispensary and no cannabis related home occupancies allowed. Seconded by Commissioner Madding. All Ayes, Motion Carried.

**7. Review and Recommendation** – Final Plat of Subdivision: The Ravines PUD Phase Two filed by Channahon Park District

James presented the staff report.



Channahon Park District Executive Director Mike Leonard was present. Madding and Sullivan asked questions regarding bicycle access along Route 6. Leonard responded that biking is limited at Arroyo Trails Ravine. For safety reasons only walking and hiking are permitted on the trails.

Leonard provided the Commission with an update on the improvements at the park.

A motion was made by Commissioner Madding to recommend to the Village Board to approve the Final Plat of Subdivision: The Ravines PUD Phase Two filed by Channahon Park District. Seconded by Commissioner Pershey. All Ayes, Motion Carried.

**8. Review and Recommendation** – Final Plat of Subdivision: Channahon Corporate Center Unit 3 filed by DNJ Properties, LLC

Petrick presented the staff report. It was confirmed that DNJ had already occupied the building on Lot 3.

A motion was made by Commissioner Sullivan to recommend to the Village Board to approve the Final Plat of Subdivision of the Channahon Corporate Center Unit 3 filed by DNJ Properties, LLC. Seconded by Commissioner Pershey. All Ayes, Motion Carried.

**9. Review and Recommendation** – Final Plat of Subdivision: Town Center Unit 4 filed by GDP Homes, LLC

James presented the staff report.

Mark Adair with GDP Homes stated they are really excited to get going with selling these lots. Sales on the previous phase have gone great. There is one issue regarding the park and he is looking for some input from the board. They don't mind putting the park on the corner lot 221 but the concern is 3 sides will face the street. They feel lot 252 may be a better location. Lot 252 would have the church lot on two sides of this location.

Mike Leonard agreed that Lot 252 was a good opportunity to talk with the church about acquiring extra land for a park.

Motion to approve the Final Plat of Subdivision for the Town Center Unit 4 filed by GDP Homes, LLC, with the recommendation of changing the proposed park to lot 252 from lot 221 was made by Commissioner Sullivan. Seconded by Commissioner Madding. All Ayes, Motion Carried

**10. Public Comment**

None

**11. Other Business**

Petrick was contacted today by the attorney for Windy City J truck dealership. The attorney said he was instructed today by his client to move forward with putting information together. At this point it looks like he'll have an application coming probably June or July.

**12. Adjournment**



Motion to adjourn made by Commissioner Sullivan. Seconded by Commissioner Madding. All Ayes, Motion Carried.  
6:57 p.m.

